

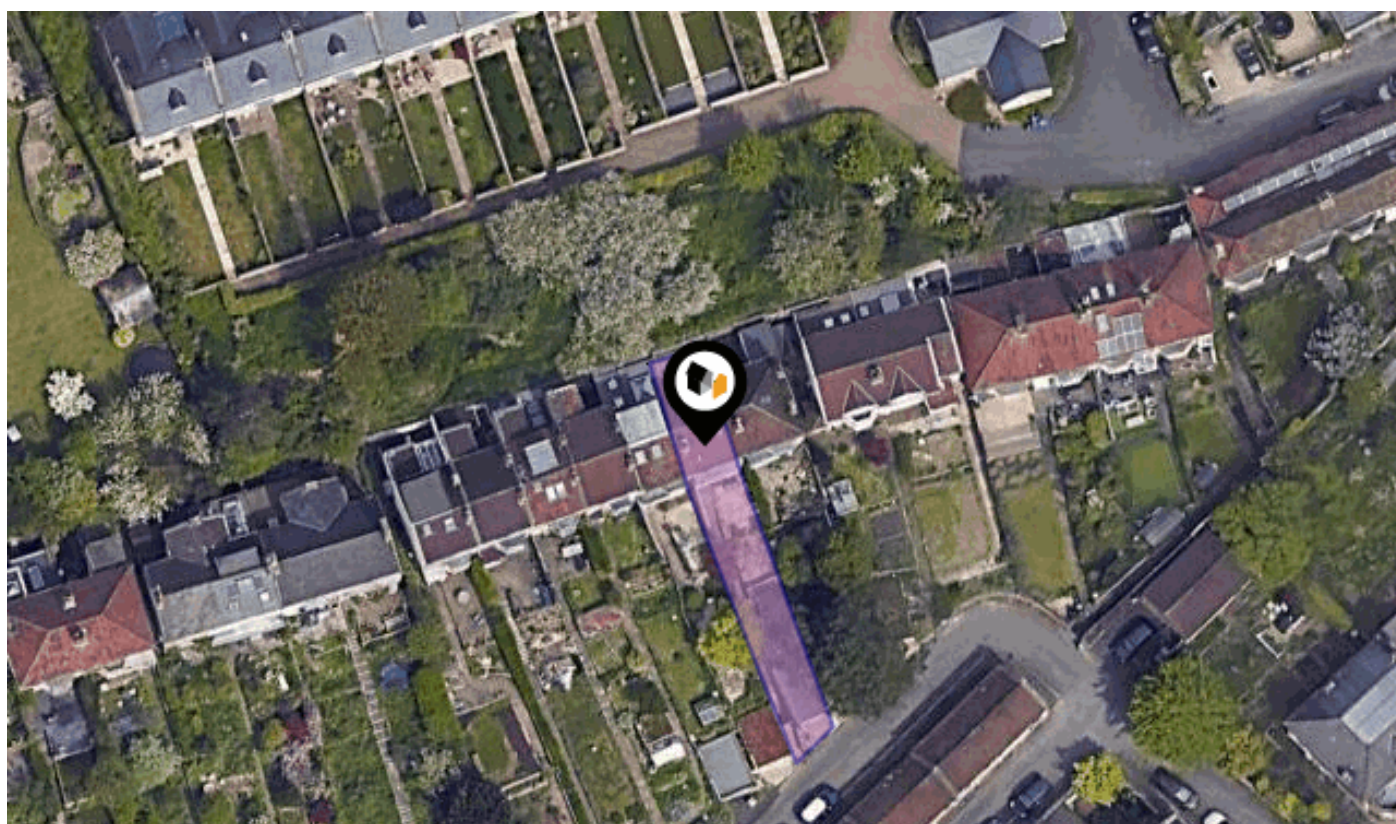


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 16<sup>th</sup> August 2025**



## CHILTON ROAD, BATH, BA1

**Asking Price : £650,000**

### Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)



This particular property being on the elevated side of the road has some amazing views of the City Centre as you can see from the photos. Camden is a well-known and sort after area, within walking distance down to the city centre and has always had a reputation of being a very nice place to live, due to the diversity of property. It has everything, from studio apartments to substantial multi-million-pounds homes.

The village of Larkhall has a host of amenities and boutique shops which include a small supermarket, butchers, grocery shop, café, and a great delicatessen. Some of Bath's best independent schools, The Royal High and Kingswood School are in Lansdown, as is St Stephen's Church of England primary school which is held in very high regard.

DownstairsAs you enter the property into the entrance hallway to the right-hand side is the Living room with a large angular front aspect double glazed bay window, chimney breast , an electric fire, radiator, and carpet covered flooring. Directly behind is the dining room which again is carpeted and has a radiator and to the left of the dining room is the downstairs WC and an understairs storage cupboard.

The open plan extended kitchen / breakfast room comprises of a single drainer sink unit an electric oven and hob with an overhead extractor fan. There is a large UPVC framed sky light allowing lots of natural light during daytime hours, wall and base wooden units providing storage and half the work top surfaces are mostly granite. There is a washing machine, dishwasher, upright fridge freezer, tumble dryer and tiled flooring.UpstairsGo upstairs to the 1st floor and there two double bedrooms and a family bathroom.

Both bedrooms are doubles with double glazed windows, radiators and carpet covered flooring. The family bathroom comprises of an enclosed panelled bath with a shower screen and electric shower. There is also a pedestal wash hand basin, low level WC radiator and fully tiled walls and a double glazed window.

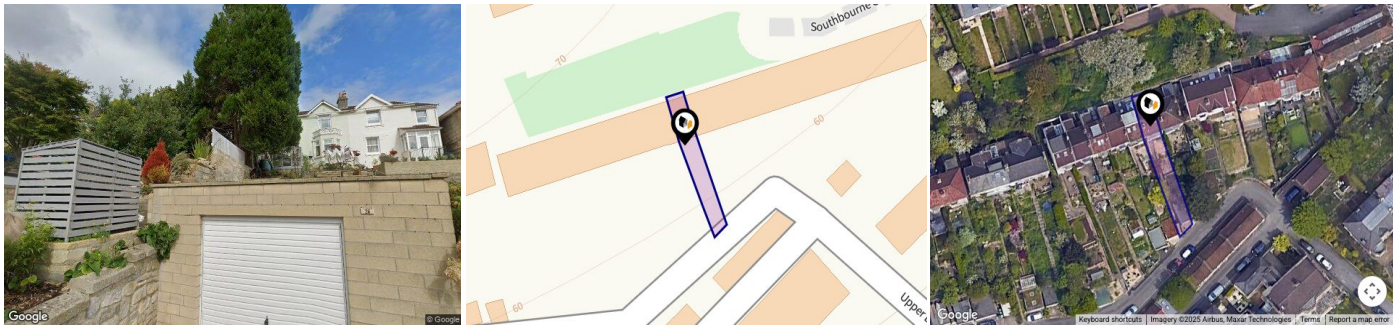
Go up another set of stairs which has window over the looking the rear of the property, and carpet covered flooring into bedroom 3 ( loft extension). With a double-glazed window, radiator and carpet covered flooring. There is the added advantage of an en-suite shower room which with fully enclosed shower cubicle and shower, pedestal wash hand basin and a low-level WC. There is built in storage, a heated towel rail and a velux window.

To the front of the property is a terraced garden with a sitting area with amazing views.

It has an assortment of flowers, shrubbery and a gravelled area for easy maintenance. The Garage to the front of the property is 17'09 x 8'10 and steps leading up to property to the side. Parking on road is Permit Parking.Bath enjoys international acclaim as a World Heritage Site for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities, along with excellent restaurants, boutique shops and large retailers.

As mentioned, there are very well-regarded schools nearby in both the state and private sectors, and sporting facilities include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec the home of Bath Rugby.

If you commute by car there are good links to Bath City Centre, to the surrounding villages, the M4 junction 18, Bristol and the Southwest from the M5 and from Bath Spa Railway Station besides local routes there is a direct train to London Paddington.All viewings are through Martin & Co Bath Residential Sales





## Property

Type:	Terraced	Asking Price:	£650,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,014		
Title Number:	ST289702		

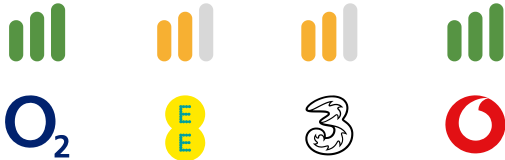
## Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	-
mb/s	mb/s
	

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Chilton Road, Bath, BA1*

Reference - 10/03853/FUL	
Decision:	Application Permitted
Date:	11th September 2010
Description:	Erection of single storey rear extension and rear dormer.



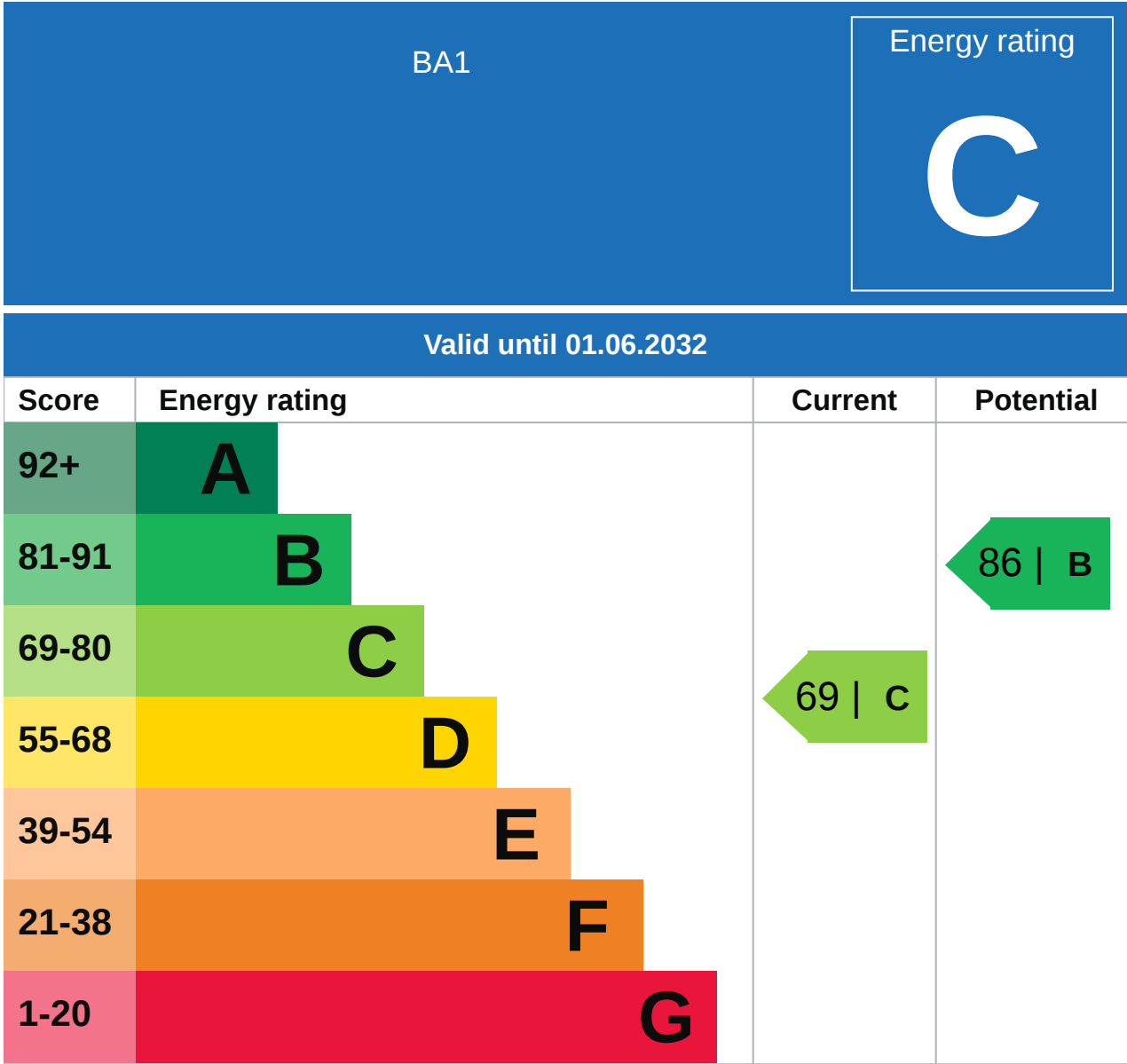














## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 79% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

39, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	25/10/2024	23/05/2014	10/11/2006			
Last Sold Price:	£775,000	£395,000	£305,000			
38, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	27/03/2024					
Last Sold Price:	£450,000					
40, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	30/01/2024	12/12/2005	22/10/2003	11/03/1998		
Last Sold Price:	£795,000	£390,000	£335,000	£164,950		
3, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	21/09/2023	04/12/2013				
Last Sold Price:	£635,000	£403,000				
42, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	09/12/2022	05/07/2002				
Last Sold Price:	£600,000	£195,000				
17, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	07/12/2022					
Last Sold Price:	£620,000					
29, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	20/10/2022	03/08/2017	26/08/2009	07/08/1998	12/09/1995	
Last Sold Price:	£620,000	£475,000	£241,500	£99,000	£65,000	
33, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	17/10/2022	09/11/2012	27/10/2006	17/11/2003	25/05/2001	11/06/1996
Last Sold Price:	£612,000	£360,000	£329,500	£250,000	£162,000	£70,000
25, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	22/09/2022	14/01/2022				
Last Sold Price:	£560,000	£373,500				
37, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	28/05/2021					
Last Sold Price:	£380,000					
16, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	21/12/2020					
Last Sold Price:	£486,500					
41, Chilton Road, Bath, BA1 6DR						
Last Sold Date:	03/11/2020	30/01/2004	26/04/2001	14/12/1998	28/11/1997	13/01/1995
Last Sold Price:	£581,000	£290,000	£203,000	£146,000	£126,000	£95,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



7, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	27/04/2018	20/09/2012	11/05/2006	25/01/2002
Last Sold Price:	£570,000	£395,000	£360,000	£210,000
23, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	08/11/2017	19/11/2012	24/06/1999	
Last Sold Price:	£400,000	£299,000	£102,500	
14, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	26/08/2016	19/08/2015		
Last Sold Price:	£670,000	£386,000		
22, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	25/11/2015			
Last Sold Price:	£295,000			
6, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	16/01/2015	29/05/2009		
Last Sold Price:	£417,800	£250,000		
12, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	26/09/2012			
Last Sold Price:	£360,000			
4, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	03/12/2009	15/03/1996		
Last Sold Price:	£320,000	£60,000		
11, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	01/09/2009	03/08/2007		
Last Sold Price:	£395,000	£312,000		
47, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	31/08/2007	20/10/2003	27/07/2000	
Last Sold Price:	£310,500	£225,000	£143,000	
10, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	03/07/2006			
Last Sold Price:	£325,000			
9, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	09/02/2006			
Last Sold Price:	£345,000			
43, Chilton Road, Bath, BA1 6DR				
Last Sold Date:	17/06/2004			
Last Sold Price:	£295,000			

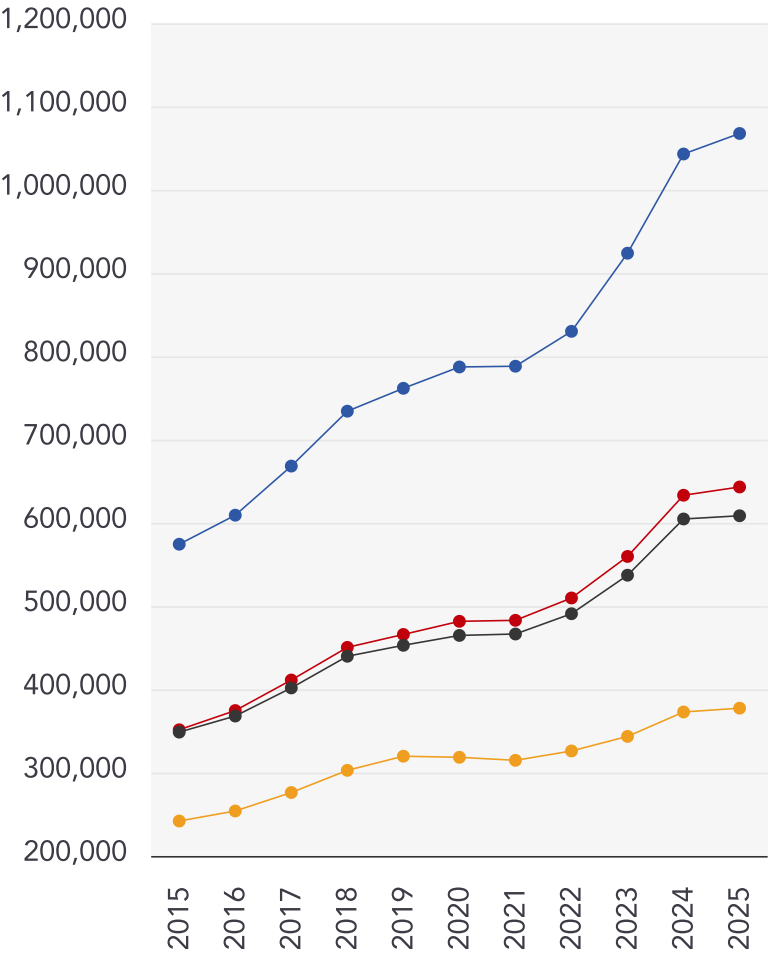
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

15, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	03/03/2003	22/10/1999
Last Sold Price:	£308,000	£195,000
48, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	27/07/2001	04/09/1998
Last Sold Price:	£179,950	£94,000
34, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	20/07/2001	
Last Sold Price:	£132,000	
31, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	16/03/2000	
Last Sold Price:	£100,000	
2, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	17/09/1999	
Last Sold Price:	£137,000	
Flat 2, 45, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	03/09/1999	
Last Sold Price:	£89,500	
46, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	29/07/1999	
Last Sold Price:	£112,500	
Garden Flat, 18, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	07/07/1997	
Last Sold Price:	£49,500	
13, Chilton Road, Bath, BA1 6DR		
Last Sold Date:	20/11/1996	
Last Sold Price:	£120,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



10 Year History of Average House Prices by Property Type in BA1



Detached

**+85.88%**

Semi-Detached

**+82.93%**

Terraced

**+74.5%**

Flat

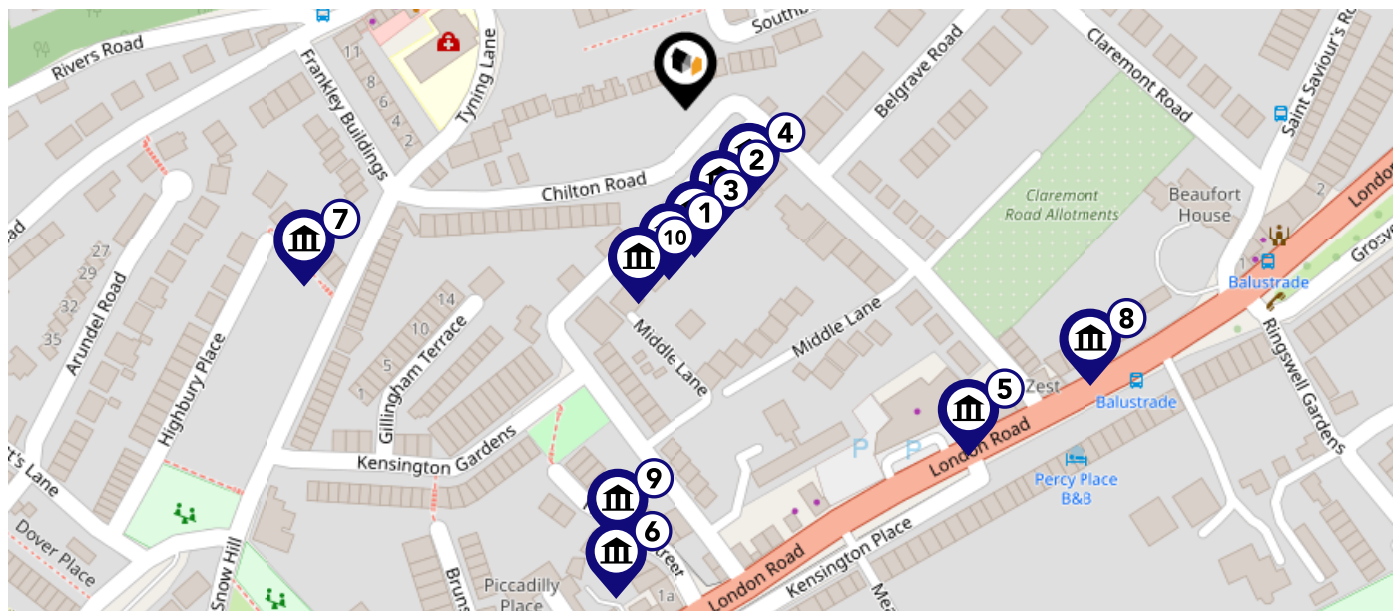
**+56%**











# Maps

## Listed Buildings

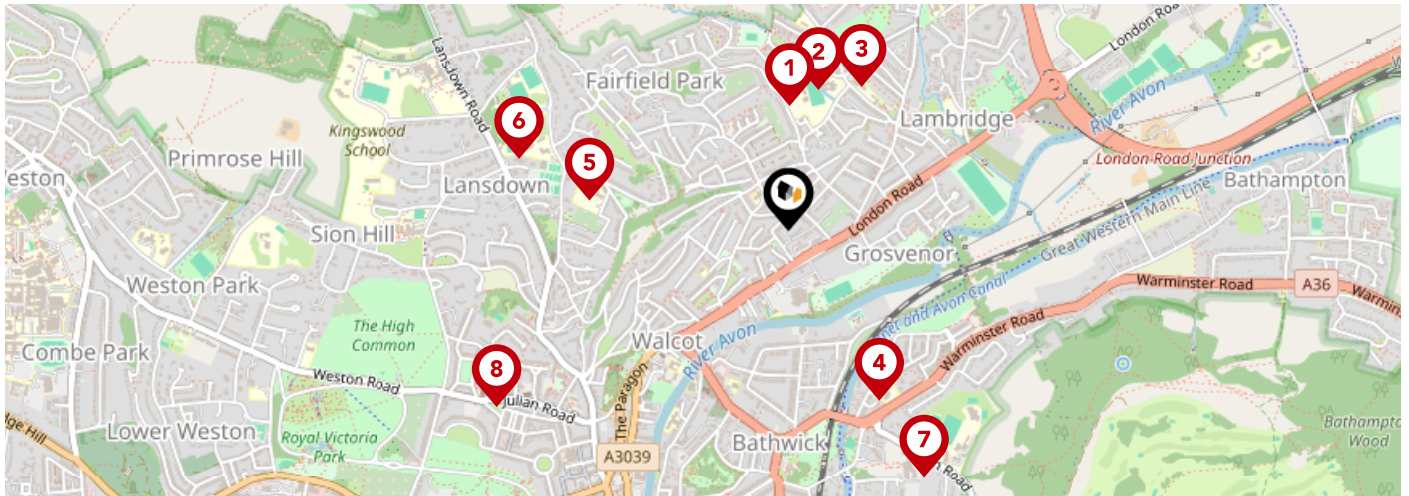


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

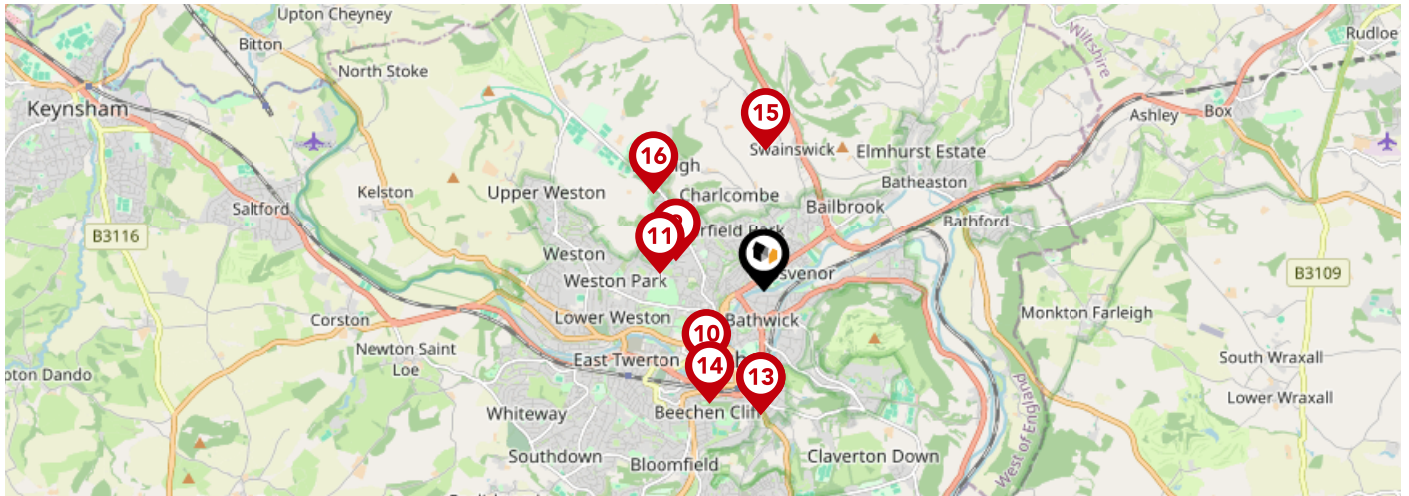










Listed Buildings in the local district	Grade	Distance
 1395479 - 34, Peter's Court	Grade II	0.0 miles
 1395482 - 38 And 40, Upper East Hayes	Grade II	0.0 miles
 1395480 - 36, Upper East Hayes	Grade II	0.0 miles
 1395481 - 42, 44 And 46, Upper East Hayes	Grade II	0.0 miles
 1405787 - 1, 2 And 3 Mile End	Grade II	0.1 miles
 1396165 - 1-6, Hanover Street	Grade II	0.1 miles
 1395861 - 1-10, Highbury Terrace	Grade II	0.1 miles
 1395801 - 1-8, Worcester Terrace	Grade II	0.1 miles
 1396166 - 7-12, Hanover Street	Grade II	0.1 miles
 1395477 - Highmere	Grade II	0.1 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 148   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bathwick St Mary Church School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1185   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires improvement   Pupils: 40   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### Martin & Co Bath

---

We are proud to have managed residential sales and property lets in the heart of Bath and the surrounding areas, since 2004.

As a UNESCO World Heritage site, the city of Bath attracts many visitors, who visit its Roman Baths and historic sites all year round. Its outstanding schools and significantly low crime rate make the city a much desired location.

Our Bath-born Director Brian Phillips is a Member of the Association of Residential Letting Agents (ARLA), and has excellent local knowledge and understanding of the latest property trends.

Our team at Martin & Co Bath is on hand to provide friendly, professional advice on sales, lettings or buy-to-let investments. A full management service is also available to all UK and overseas landlords.

If you're looking for a property to buy, let or rent in Bath, please contact a member of our dedicated team who will be happy to help.

### Testimonial 1



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

### Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

### Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



/martincouk



/martinco\_uk/



/martincouk



/company/martin-&-co-/



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Bath or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co Bath and therefore no warranties can be given as to their good working order.

# Martin & Co Bath

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)

